

**THIS INSTRUMENT PREPARED BY:**  
Larry Decker, Real Property Specialist,  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205



PROJECT NAME: Shoot Straight - University Parkway  
PROJECT#: N/A  
PARCEL#: N/A  
PID#: 2039410051

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

**PERMANENT UTILITIES EASEMENT**

**THIS INDENTURE** made this 8<sup>th</sup> day of December, 2016, between **SHOOT STRAIGHT SARASOTA HOLDING CO., LLC**, a Florida limited liability company, whose mailing address is 1349 South Orange Blossom Trail, Apopka, Florida 32703, as "**Grantor**," and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as "**Grantee**,"

**WITNESSETH:**

**THAT** said Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, a *nonexclusive, permanent easement for ingress, egress, construction, and maintenance of surface and/or underground drainage and utility facilities* over, under, and across the property situate in Manatee County, State of Florida, more particularly described as Subject Area in **Exhibit "A"** attached hereto and incorporated herein by this reference.

**THAT** said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

**IN WITNESS WHEREOF**, Grantor has hereunto set its hand and seal, the day and year above written.

Signed, sealed, and delivered in the presence of:

**SHOOT STRAIGHT SARASOTA HOLDING CO., LLC**,  
a Florida limited liability company

[Signature]  
Witness

By: [Signature]

HALA AMM  
Printed Name

Printed Name: Khaled Akkawi

[Signature]  
Witness

Title: Manager

Katherine Padilla  
Printed Name

ATTEST: [Signature]  
Secretary Signature

(Signature of two witnesses required by law.)

Printed Name: \_\_\_\_\_  
(CORPORATE SEAL)

STATE OF Florida  
COUNTY OF Orange

ACCEPTED IN OPEN SESSION 11/10/2017  
**BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY**

The foregoing instrument was acknowledged before me this 8 day of December, 2016, by Khaled Akkawi, as Manager, for SHOOT STRAIGHT SARASOTA HOLDING CO., LLC, who is () personally known to me or () who has produced

\_\_\_\_\_ as identification.

Notary Public Seal:   
My Commission Expires: \_\_\_\_\_  
**Laura Patrick**  
**NOTARY PUBLIC**  
**STATE OF FLORIDA**  
**Comm# FF987027**  
**Expires 5/28/2020**

[Signature]  
NOTARY PUBLIC, State of Florida  
Laura Patrick  
Printed Name

**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

**EXHIBIT "A"**

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON SEE SKETCH AND LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

A parcel of land being a portion of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the South 1/4 corner of Section 32, Township 35 South, Range 18 East, Manatee County, Florida; thence N89°26'18"W, along the South line of the Southeast 1/4 of the Southwest 1/4 of said Section 32 (being the basis of bearings for this legal description), for 677.44 feet to the Southwest corner of the West 1/2 of the East 1/2 of said Southeast 1/4 of the Southwest 1/4 of Section 32; thence N00°23'40"E, along the West line of said West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, for 62.48 feet to the point of intersection with the North Right-of-Way line of State Road 610 (formerly), as described in Official Records Book 974, Page 127 of the Public Records of Manatee County, Florida, same being the POINT OF BEGINNING; thence continue N00°23'40"E, along said West line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, for 24.09 feet; thence leaving said West line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, N85°18'31"E, for 15.06 feet; thence S00°23'40"W, for 24.10 feet to the point of intersection with said North Right-of-Way line of State Road 610, same being the point of intersection with a non-tangent curve, concave Northerly, thence Westerly along said North Right-of-Way line of State Road 610 (formerly), and the arc of said curve with a radial bearing of N04°43'25"W, having a radius of 5,638.58 feet, a central angle of 0°09'11", an arc length of 15.06 feet, and a chord bearing S85°21'10"W for 15.06 feet to the POINT OF BEGINNING.

Containing 362 square feet or 0.008 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON A BOUNDARY SURVEY PREPARED BY BRITT SURVEYING, INC. JOB NUMBER 14-04-05A, DATED 5/5/2014, LAST REVISED 1/23/2015 AND THAT CERTAIN SET OF CONSTRUCTION PLANS TITLED "SHOOT STRAIGHT", JOB NUMBER 3120002, DATED 1/23/2014, LAST REVISED 6/10/15, PREPARED BY AVID GROUP AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **SHOOT STRAIGHT**

SHEET DESCRIPTION: **UTILITY EASEMENT**

SCALE: NONE	DATE: 6-8-2016	DRAWN: CRF	CALCED: JTP	CHECKED: JTP
JOB No.: 2016-0064	EPN: 668	SECTION: 32	TOWNSHIP: 35 S	RANGE: 18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR SKETCH  
REVISION 1:8-8-2016

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34855  
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707

JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER PSM 6971  
STATE OF FLORIDA

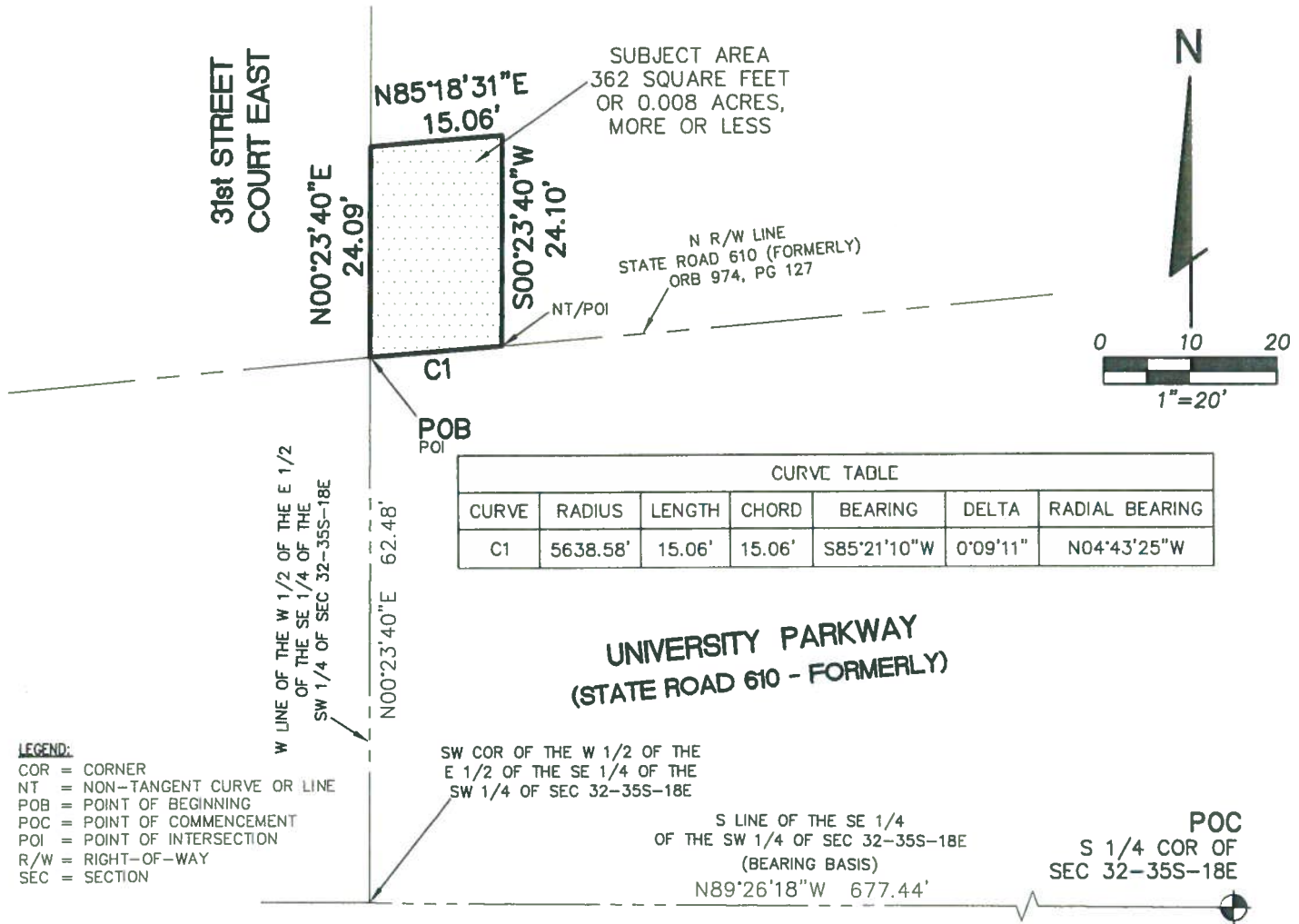
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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

**EXHIBIT "A"**



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	5638.58'	15.06'	15.06'	S85°21'10\"W	0°09'11\"	N04°43'25\"W

**LEGEND:**  
 COR = CORNER  
 NT = NON-TANGENT CURVE OR LINE  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 POI = POINT OF INTERSECTION  
 R/W = RIGHT-OF-WAY  
 SEC = SECTION

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON A BOUNDARY SURVEY PREPARED BY BRITT SURVEYING, INC, JOB NUMBER 14-04-05A, DATED 5/5/2014, LAST REVISED 1/23/2015 AND THAT CERTAIN SET OF CONSTRUCTION PLANS TITLED "SHOOT STRAIGHT", JOB NUMBER 3120002, DATED 1/23/2014, LAST REVISED 6/10/15, PREPARED BY AVID GROUP AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **SHOOT STRAIGHT**

SHEET DESCRIPTION: **UTILITY EASEMENT**

SCALE: 1"=20'	DATE: 6-8-2016	DRAWN: CRF	CALCED: JTP	CHECKED: JTP
JOB No.: 2016-0064	EPN: 668	SECTION: 32	TOWNSHIP: 35 S	RANGE: 18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR SKETCH  
 REVISION 1:8-8-2016



**FLORIDA DESIGN CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655  
 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JARED T. PATENAUDE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER PSM 6971  
 STATE OF FLORIDA

**CONSENT AND JOINDER**

**THIS CONSENT AND JOINDER**, made and given this 8<sup>th</sup> day of December, 2016, by **UNITED LEGACY BANK n/k/a UNITED LEGACY BANK**, a division of **NATIONAL BANK OF COMMERCE**, a National banking corporation, whose mailing address is Lending Service Center, 401 South Semoran Boulevard, Winter Park, Florida 32792 (hereinafter the **Mortgagee**), being the owner and holder of a mortgage dated January 23, 2015, made by **SHOOT STRAIGHT SARASOTA HOLDING CO., LLC**, whose mailing address is 1349 South Orange Blossom Trail, Apopka, Florida 32703 (hereinafter the **Mortgagor**), in favor of United Legacy Bank, which Mortgage has been recorded in Official Records Book 2553, Page 5476, of the Public Records of Manatee County, Florida (hereinafter the **Mortgage**), and encumbers real property.

**WHEREAS, MANATEE COUNTY**, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Mortgagor a Permanent Utilities Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

**WHEREAS, MANATEE COUNTY** has requested the Mortgagee consent to and join in the Easements referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

**IN WITNESS WHEREOF**, the Mortgagee has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

Signed, sealed and delivered in the presence of two witnesses as required by law:

**MORTGAGEE:**

**UNITED LEGACY BANK n/k/a UNITED LEGACY BANK, a division of NATIONAL BANK OF COMMERCE, a National banking corporation**

Teresa Shave  
First Witness Signature

Teresa Shave  
First Witness Printed Name

J Powers  
Second Witness Signature

Jim Powers  
Second Witness Printed Name

STATE OF Florida  
COUNTY OF Seminole

By: Timothy Dunham  
Signature

As: Sr. Vice President  
Title

Timothy J. Dunham  
Printed Name

Affix corporate seal below:

Attest: Shuleen Syler  
Secretary Signature

VB

The foregoing instrument was acknowledged before me this 8th day of December 2016, by Timothy J Dunham, as Sr. Vice President of United Legacy Bank n/k/a United Legacy Bank, a division of National Bank of Commerce, a National banking corporation, on behalf of said corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Affix seal below:

Teresa B Shave  
Notary Public Signature

Teresa B. Shave  
Printed Name

\_\_\_\_\_  
Commission Number

\_\_\_\_\_  
Expiration Date



**CONSENT AND JOINDER**

**THIS CONSENT AND JOINDER**, made and given this 8<sup>th</sup> day of December, 2016, by **SHOOT STRAIGHT SARASOTA, INC.**, a Florida corporation, whose mailing address is 1349 South Orange Blossom Trail, Apopka, Florida 32703, (hereinafter the **Lessee**), being the owner and holder of a lease dated August 1, 2016, made by **SHOOT STRAIGHT SARASOTA HOLDING CO., LLC**, a Florida limited liability company, whose mailing address is 1349 South Orange Blossom Trail, Apopka, Florida 32703, (hereinafter the **Lessor**), in favor of Lessee, which Lease has not been recorded in the Public Records of Manatee County, Florida (hereinafter the **Lease**), and encumbers real property.

**WHEREAS, MANATEE COUNTY**, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Lessor a Permanent Utility Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

**WHEREAS, MANATEE COUNTY** has requested the Lessee consent to and join in the Easement referenced above and incorporated herein by reference, and the Lessee hereby consents to and joins in same.

**IN WITNESS WHEREOF**, the Lessee has caused these presents to be executed in its name by its proper officer thereunto duly authorized, the day and year first above written.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

**SHOOT STRAIGHT SARASOTA, INC.,**  
a Florida Corporation

[Signature]  
First Witness Signature

HALA AMM  
First Witness Printed Name

[Signature]  
Second Witness Signature

Katherine Padilla  
Second Witness Printed Name

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of December, 2016, by Khaled Akkawi, as Director of Shoot Straight Sarasota, Inc., a Florida corporation, on behalf of said corporation, who  is personally known to me or \_\_\_\_\_ who has produced \_\_\_\_\_ as identification.

Affix seal below:

By: [Signature]  
Signature

As: President  
Title

Khaled Akkawi  
Printed Name

Affix corporate seal below:

Attest: [Signature]  
Secretary Signature

[Signature]  
Notary Public Signature

Printed Name: Laura Patrick  
  
Commission Number

Commission Number

Expiration Date

# Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400  
Bradenton, FL 34206

## Official Records Receipt Recording

Recorded By: hhoey  
Cashiered By: hhoey

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**Receipt#:** 900040809      **Payee Name:** MANATEE COUNTY PROPERTY MGMT DEPT AR700003  
**Receipt Date:** 01/11/2017      1112 MANATEE AVE WEST 8TH FI  
BRADENTON, FL 34205  
**Escrow Balance:**  
**Escrow Customer:**

**Instrument(s):** 201741002863-BK2655/PG7858-EASEMENT

### Details

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DEED DOC STAMPS \$ .70	\$0.00
INDEXING NAMES	\$0.00
PRMTF \$1/\$.50	\$4.00
PRMTF BCC \$2	\$14.00
PRMTF CLERK \$1.90	\$13.30
PRMTF FACC \$.10	\$0.70
RECORDING FEE \$5/\$4	\$29.00

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**Receipt Total:** \$61.00  
**Amount Tendered:** \$0.00  
**Overage:** - \$0.00



**THIS INSTRUMENT PREPARED BY:**  
Larry Decker, Real Property Specialist,  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

Recorded with  
Manatee County Florida Clerk  
Access Official Records at  
[www.ManateeClerk.com](http://www.ManateeClerk.com)

PROJECT NAME: Shoot Straight - University Parkway  
PROJECT#: N/A  
PARCEL#: N/A  
PID#: 2039410051

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

### **CONSERVATION EASEMENT**

In consideration of the premises and mutual covenants, terms, conditions, and restrictions contained herein and other good and valuable considerations the receipt of which is hereby acknowledged, **SHOOT STRAIGHT SARASOTA HOLDING CO., LLC**, a Florida limited liability company, whose mailing address is 1349 South Orange Blossom Trail, Apopka, Florida 32703, (Grantor), certify ownership by said corporation of the property described as follows:

**See legal description identified as Exhibit "A" attached hereto.**

on behalf of itself and its successors, heirs and assigns, grants and gives unto **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (Grantee), a Conservation Easement pursuant to Florida Statutes 704.06 over the above-described property of the Grantor.

Unless permitted by the Manatee County Land Development Code, the following acts and activities are expressly prohibited within the boundaries of this Conservation Easement without the prior consent of Grantee and upon the issuance of any applicable local, state, or federal permits and other appropriate authorizations:

- Construction or placing of buildings, roads, signs, billboards or other advertising structures, or other structures on or above the ground.
- Construction or placing of utilities on, below or above the ground.
- Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials.
- Removal, mowing, or trimming of trees, shrubs or other vegetation.
- Application of herbicides, pesticides, or fertilizers.
- Excavation, dredging, or removal of loam, peat, gravel, soil, rock or other material substances in such manners as to affect the surface.
- Surface use except for purposes that permit the land or water areas to remain in its natural condition.
- Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.
- Acts or uses detrimental to such retention of land or water areas.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

ACCEPTED IN OPEN SESSION 1/10/2017  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Signed, sealed, and delivered in the presence of:

SHOOT STRAIGHT SARASOTA HOLDING CO., LLC,  
a Florida limited liability company

[Signature]  
Witness

HALA AMM  
Printed Name

Katherine Padilla  
Witness

Katherine Padilla  
Printed Name

(Signature of two witnesses required by law.)

By: [Signature]

Printed Name: Khaled Akkawi

Title: Manager

ATTEST: \_\_\_\_\_  
Secretary Signature

Printed Name: \_\_\_\_\_  
(CORPORATE SEAL)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of December, 2016, by Khaled Akkawi, as Manager for SHOOT STRAIGHT SARASOTA HOLDING CO., LLC, who is () personally known to me or ( ) who has produced \_\_\_\_\_ as identification.

Notary Public Seal:

My Commission Expires:



Laura Patrick  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF987027  
Expires 5/29/2020

[Signature]  
NOTARY PUBLIC, State of Florida  
Laura Patrick  
Printed Name

**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

**EXHIBIT "A"**

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

A parcel of land being a portion of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the South 1/4 corner of Section 32, Township 35 South, Range 18 East, Manatee County, Florida; thence N89°26'18"W, along the South line of the Southeast 1/4 of the Southwest 1/4 of Section 32 (being the basis of bearings for this legal description), for 338.72 feet to the Southeast corner of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 32; thence N00°22'28"E, along the East line of said West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, for 460.05 feet to the POINT OF BEGINNING; thence leaving said East line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, N55°41'08"W, for 27.56 feet; thence N06°43'24"W, for 40.60 feet; thence N61°29'06"W, for 28.24 feet; thence N48°15'03"W, for 59.60 feet; thence N15°20'31"W, for 17.57 feet; thence N49°07'09"E, for 32.83 feet; thence N04°19'03"W, for 4.36 feet; thence N45°41'02"W, for 9.87 feet; thence S52°40'52"W, for 30.32 feet; thence N45°43'03"W, for 30.20 feet; thence N20°54'33"W, for 9.88 feet; thence S89°37'58"W, for 16.67 feet; thence N44°09'31"W, for 50.84 feet; thence N11°41'39"W, for 35.79 feet; thence N16°47'59"E, for 22.53 feet; thence N22°11'05"W, for 33.80 feet; thence N24°14'26"W, for 11.44 feet; thence N75°24'18"W, for 50.65 feet; thence N09°17'33"E, for 24.74 feet; thence N79°31'49"W, for 2.62 feet; thence S56°26'44"W, for 29.86 feet; thence N60°12'34"W, for 19.72 feet; thence S82°54'50"W, for 11.92 feet; thence S33°49'18"W, for 16.39 feet; thence S65°52'24"W, for 8.79 feet; thence S17°35'00"W, for 48.25 feet to the point of intersection with the West line of said West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32; thence N00°23'40"E, along said West line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, for 610.71 feet to the Northwest corner of said West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32; thence leaving said West line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, S89°23'52"E, along the North line of said West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, for 338.25 feet to the Northeast corner of said West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32; thence S00°22'28"W, along said East line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, 878.78 feet to the POINT OF BEGINNING.

Containing 228,969 square feet or 5.256 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON A BOUNDARY SURVEY PREPARED BY BRITT SURVEYING, INC. JOB NUMBER 14-04-05A, DATED 5/5/2014, LAST REVISED 1/23/2015 AND THAT CERTAIN SET OF CONSTRUCTION PLANS TITLED "SHOOT STRAIGHT", JOB NUMBER 3120002, DATED 1/23/2014, LAST REVISED 6/10/15, PREPARED BY AVID GROUP AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**SHOOT STRAIGHT**

SHEET DESCRIPTION:

**CONSERVATION EASEMENT**

SCALE: NONE	DATE: 6-9-2016	DRAWN: CRF	CALCED: JTP	CHECKED: JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2016-0064	668	32	35 S	18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR SKETCH

REVISION 1: 8-12-2016

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STATE OF

JARED T. POTENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER PSM 6971  
STATE OF FLORIDA



**FLORIDA DESIGN CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO 6707

**THIS IS NOT A SURVEY**

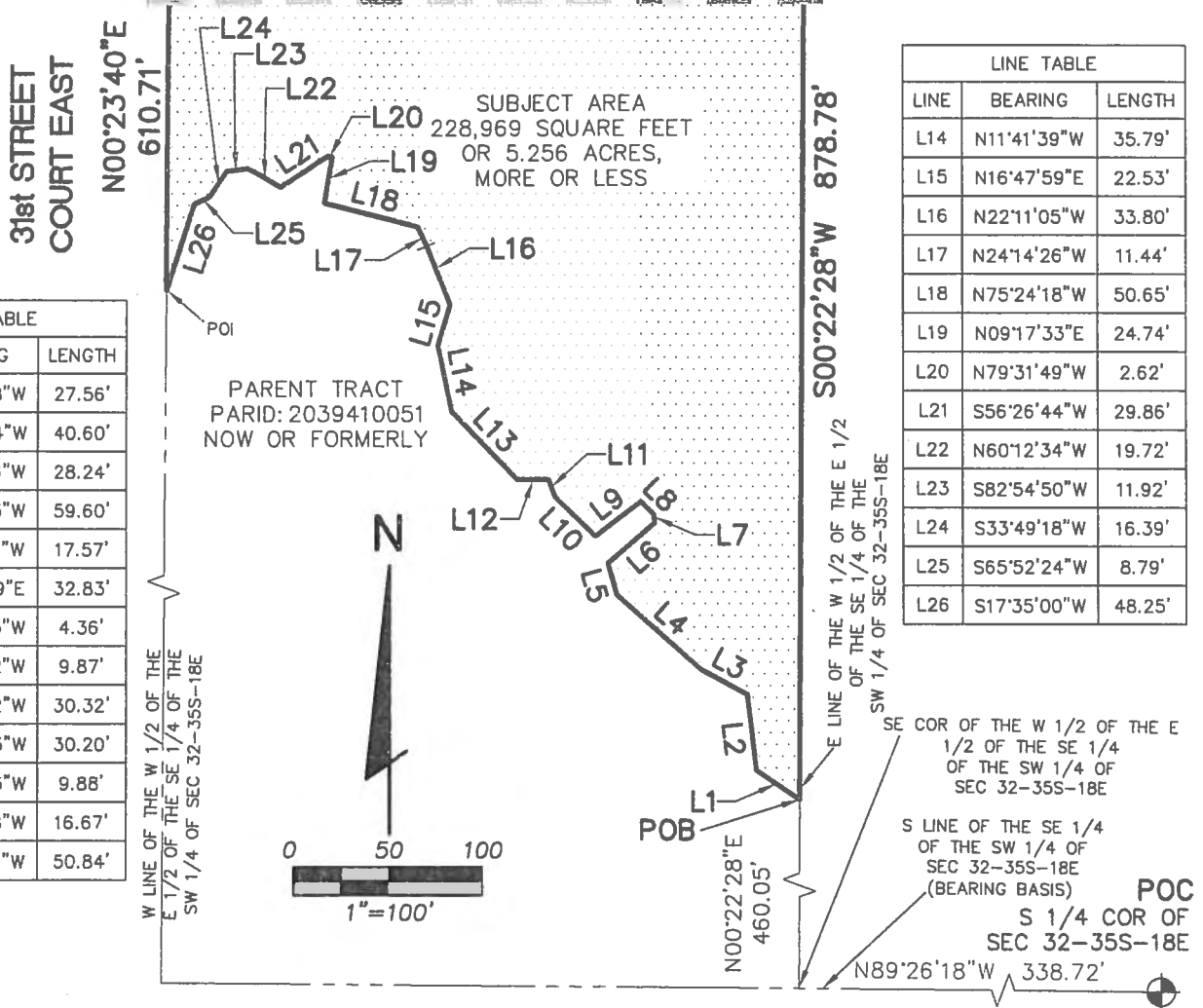
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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

**EXHIBIT "A"**

MATCH LINE - SEE SHEET 3 OF 3



LINE TABLE		
LINE	BEARING	LENGTH
L1	N55°41'08"W	27.56'
L2	N06°43'24"W	40.60'
L3	N61°29'06"W	28.24'
L4	N48°15'03"W	59.60'
L5	N15°20'31"W	17.57'
L6	N49°07'09"E	32.83'
L7	N04°19'03"W	4.36'
L8	N45°41'02"W	9.87'
L9	S52°40'52"W	30.32'
L10	N45°43'03"W	30.20'
L11	N20°54'33"W	9.88'
L12	S89°37'58"W	16.67'
L13	N44°09'31"W	50.84'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N11°41'39"W	35.79'
L15	N16°47'59"E	22.53'
L16	N22°11'05"W	33.80'
L17	N24°14'26"W	11.44'
L18	N75°24'18"W	50.65'
L19	N09°17'33"E	24.74'
L20	N79°31'49"W	2.62'
L21	S56°26'44"W	29.86'
L22	N60°12'34"W	19.72'
L23	S82°54'50"W	11.92'
L24	S33°49'18"W	16.39'
L25	S65°52'24"W	8.79'
L26	S17°35'00"W	48.25'

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON A BOUNDARY SURVEY PREPARED BY BRITT SURVEYING, INC. JOB NUMBER 14-04-05A, DATED 5/5/2014, LAST REVISED 1/23/2015 AND THAT CERTAIN SET OF CONSTRUCTION PLANS TITLED "SHOOT STRAIGHT", JOB NUMBER 3120002, DATED 1/23/2014, LAST REVISED 6/10/15, PREPARED BY AVID GROUP AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**SHOOT STRAIGHT**

SHEET DESCRIPTION:

**CONSERVATION EASEMENT**

SCALE: 1"=100'	DATE: 6-9-2016	DRAWN: CRF	CALCED: JTP	CHECKED: JTP
JOB No.: 2016-0064	EPN: 668	SECTION: 32	TOWNSHIP: 35 S	RANGE: 18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR SKETCH  
REVISION 1: 8-12-2016



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: **POTENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER PSM 6971  
STATE OF FLORIDA

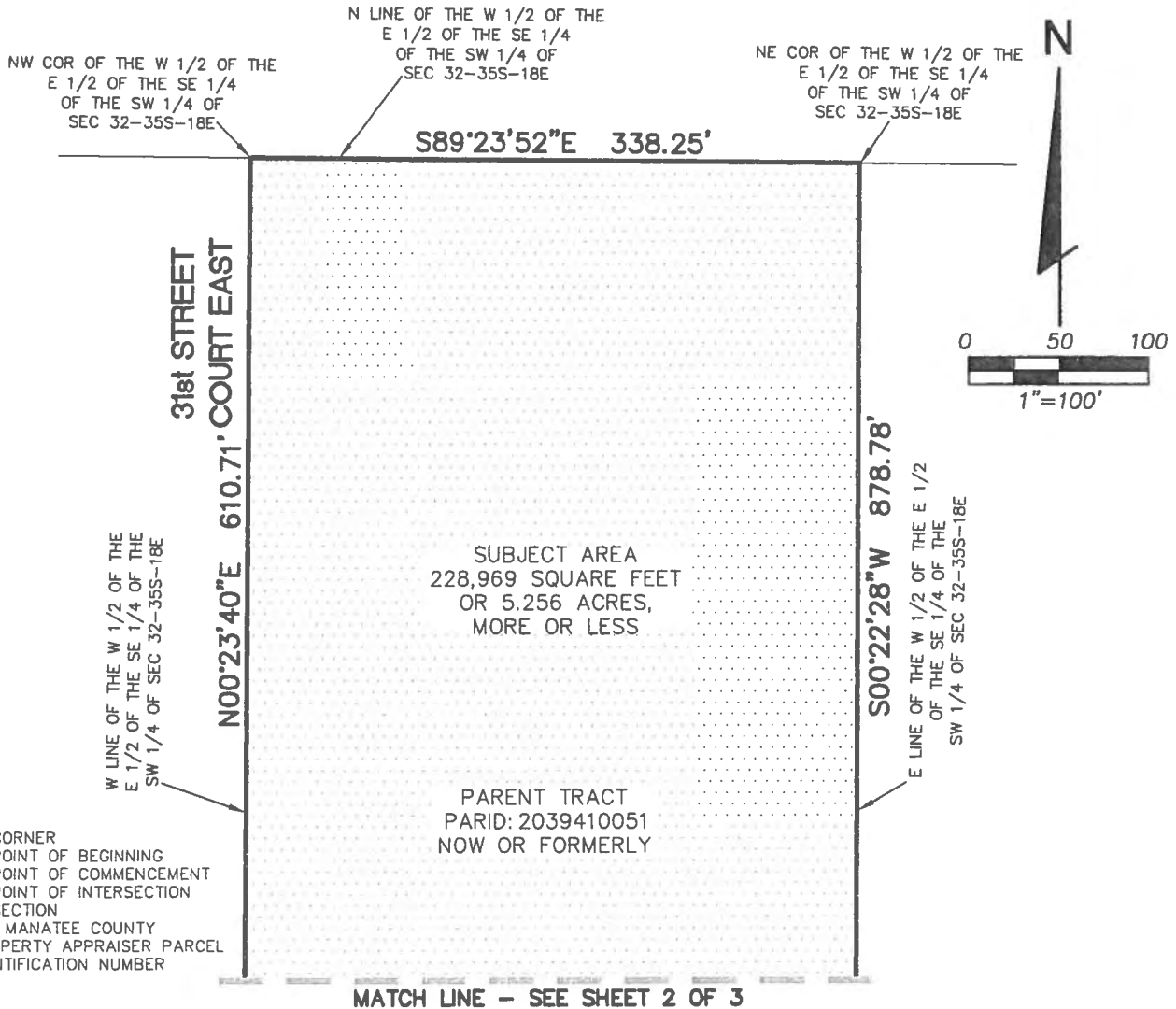
**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

**EXHIBIT "A"**



**LEGEND:**

- COR = CORNER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POI = POINT OF INTERSECTION
- SEC = SECTION
- PARID = MANATEE COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON A BOUNDARY SURVEY PREPARED BY BRITT SURVEYING, INC. JOB NUMBER 14-04-05A, DATED 5/5/2014, LAST REVISED 1/23/2015 AND THAT CERTAIN SET OF CONSTRUCTION PLANS TITLED "SHOOT STRAIGHT", JOB NUMBER 3120002, DATED 1/23/2014, LAST REVISED 6/10/15, PREPARED BY AVID GROUP AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**SHOOT STRAIGHT**

SHEET DESCRIPTION:

**CONSERVATION EASEMENT**

SCALE: 1"=100'	DATE: 6-9-2016	DRAWN: CRF	CALCED: JTP	CHECKED: JTP
JOB No.: 2016-0064	EPN: 668	SECTION: 32	TOWNSHIP: 35 S	RANGE: 18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR SKETCH

REVISION 1: 8-12-2016

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**FLORIDA DESIGN CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

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PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM LB NO 6707

LOUARD T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER PSM 6971  
STATE OF FLORIDA

**CONSENT AND JOINDER**

THIS CONSENT AND JOINDER, made and given this 8<sup>th</sup> day of December, 2016, by UNITED LEGACY BANK n/k/a UNITED LEGACY BANK, a division of NATIONAL BANK OF COMMERCE, a National banking corporation, whose mailing address is Lending Service Center, 401 South Semoran Boulevard, Winter Park, Florida 32792 (hereinafter the **Mortgagee**), being the owner and holder of a mortgage dated January 23, 2015, made by SHOOT STRAIGHT SARASOTA HOLDING CO., LLC, whose mailing address is 1349 South Orange Blossom Trail, Apopka, Florida 32703 (hereinafter the **Mortgagor**), in favor of United Legacy Bank, which Mortgage has been recorded in Official Records Book 2553, Page 5476, of the Public Records of Manatee County, Florida (hereinafter the **Mortgage**), and encumbers real property.

**WHEREAS, MANATEE COUNTY**, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Mortgagor a Conservation Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

**WHEREAS, MANATEE COUNTY** has requested the Mortgagee consent to and join in the Easements referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

**IN WITNESS WHEREOF**, the Mortgagee has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

Signed, sealed and delivered in the presence of two witnesses as required by law:

**MORTGAGEE:**

**UNITED LEGACY BANK n/k/a UNITED LEGACY BANK, a division of NATIONAL BANK OF COMMERCE, a National banking corporation**

Teresa Shave  
First Witness Signature

Teresa Shave  
First Witness Printed Name

Jill Powers  
Second Witness Signature

Jill Powers  
Second Witness Printed Name

STATE OF Florida  
COUNTY OF Seminole

By: Timothy J Dunham  
Signature

As: Sr. Vice President  
Title

Timothy J. Dunham  
Printed Name

Affix corporate seal below:

Attest: Shuleep Jylee (UB)  
Secretary Signature

The foregoing instrument was acknowledged before me this 8th day of December, 2016, by Timothy J Dunham, as \_\_\_\_\_ of United Legacy Bank n/k/a United Legacy Bank, a division of National Bank of Commerce, a National banking corporation, on behalf of said corporation, who \_\_\_\_\_ is personally known to me or \_\_\_\_\_ who has produced \_\_\_\_\_ as identification.

Affix seal below:

Teresa B Shave  
Notary Public Signature

Teresa B. Shave  
Printed Name

\_\_\_\_\_  
Commission Number

\_\_\_\_\_  
Expiration Date



**CONSENT AND JOINDER**

**THIS CONSENT AND JOINDER**, made and given this 8<sup>th</sup> day of December, 2016, by **SHOOT STRAIGHT SARASOTA, INC.**, a Florida corporation, whose mailing address is 1349 South Orange Blossom Trail, Apopka, Florida 32703, (hereinafter the **Lessee**), being the owner and holder of a lease dated August 1, 2016, made by **SHOOT STRAIGHT SARASOTA HOLDING CO., LLC**, a Florida limited liability company, whose mailing address is 1349 South Orange Blossom Trail, Apopka, Florida 32703, (hereinafter the **Lessor**), in favor of Lessee, which Lease has not been recorded in the Public Records of Manatee County, Florida (hereinafter the **Lease**), and encumbers real property.

**WHEREAS, MANATEE COUNTY**, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Lessor a Conservation Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

**WHEREAS, MANATEE COUNTY** has requested the Lessee consent to and join in the Easement referenced above and incorporated herein by reference, and the Lessee hereby consents to and joins in same.

**IN WITNESS WHEREOF**, the Lessee has caused these presents to be executed in its name by its proper officer thereunto duly authorized, the day and year first above written.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**



**SHOOT STRAIGHT SARASOTA, INC.,**  
a Florida Corporation

[Signature]  
First Witness Signature

HALA AMY  
First Witness Printed Name

Katherine Padilla  
Second Witness Signature

Katherine Padilla  
Second Witness Printed Name

STATE OF Florida  
COUNTY OF exchange

The foregoing instrument was acknowledged before me this 8 day of December, 2016 by Khaled Akkawi, as Director of Shoot Straight Sarasota, Inc., a Florida corporation, on behalf of said corporation, who  is personally known to me or \_\_\_\_\_ who has produced \_\_\_\_\_ as identification.

Affix seal below:

By: [Signature]  
Signature

As: President  
Title

Khaled Akkawi  
Printed Name

Affix corporate seal below:

Attest: [Signature]  
Secretary Signature

Laura Patrick  
Notary Public Signature

Laura Patrick  
Printed Name

Commission Number \_\_\_\_\_  


Expiration Date \_\_\_\_\_

# Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400  
Bradenton, FL 34206

## Official Records Receipt Recording

Recorded By: hhoey

Cashiered By: hhoey

Receipt#: 900040810

Payee Name: MANATEE COUNTY PROPERTY MGMT DEPT AR700003

Receipt Date: 01/11/2017

1112 MANATEE AVE WEST 8TH FI  
BRADENTON, FL 34205

Escrow Balance:

Escrow Customer:

Instrument(s): 201741002872-BK2655/PG7873-EASEMENT

### Details

DEED DOC STAMPS \$ .70	\$0.00
INDEXING NAMES	\$0.00
PRMTF \$1/\$.50	\$5.00
PRMTF BCC \$2	\$18.00
PRMTF CLERK \$1.90	\$17.10
PRMTF FACC \$.10	\$0.90
RECORDING FEE \$5/\$4	\$37.00

Receipt Total: \$78.00

Amount Tendered: \$0.00

Overage: \$0.00

**THIS INSTRUMENT PREPARED BY:**  
Larry Decker, Real Property Specialist,  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205



PROJECT NAME: Shoot Straight - University Parkway  
PROJECT#: N/A  
PARCEL#: N/A  
PID#: 2039410051

SPACE ABOVE THIS LINE FOR RECORDING DATA

**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

STATE OF FLORIDA  
COUNTY OF ORANGE

**BEFORE ME**, the undersigned notary public, personally appeared Khaled Akkawi, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. **SHOOT STRAIGHT SARASOTA HOLDING CO., LLC**, a Florida limited liability company, (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Composite Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Manager of Grantor and I make this affidavit with the authority of and on behalf of Shoot Straight Sarasota Holding Co., LLC.
4. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which Grantor's title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
5. There are no disputes concerning the location of the boundary lines of the Property.
6. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor knows of any prior owner violating said restrictions, declarations or covenants, if any exist.
7. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

8. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

9. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

10. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

11. A notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, however, there are no unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

12. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

- **Mortgage, Collateral Assignment of Leases and Rents, UCC Financing Statement in favor of United Legacy Bank, recorded January 26, 2015, in Official Records Book 2553, Page 5476.**
- **Notice of Future Advance and Note and Mortgage Modification Agreement, recorded September 2, 2015 in Official Records Book 2585, Page 1767.**
- **Notice of Commencement, recorded September 2, 2015 in Official Records Book 2585, Page 1772.**
- **Notice of Environmental Resource Permit, recorded September 16, 2015 in Official Records Book 2587, Page 297.**
- **Mortgage Modification Agreement, recorded October 22, 2015 in Official Records Book 2592, Page 590.**
- **Notice of Commencement, recorded March 22, 2016, in Official Records Book 2612, Page 347.**
- **Underground Easement (Business), recorded April 11, 2016 in Official Records Book 2615, Page 888.**
- **Notice of Commencement, recorded May 12, 2016 in Official Records Book 2619, Page 7202.**
- **Unrecorded Lease by and between Shoot Straight Sarasota Holding Co., LLC, and Shoot Straight Sarasota, Inc., dated August 1, 2016.**

As used herein all references to Official Records shall mean of the Public Records of Manatee County, Florida.

13. The Grantor's Taxpayer Identification Number is [REDACTED]

14. The representations embraced herein are made for the purpose of conveying easements.

15. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

**Khaled Akkawi, Manager**


  
\_\_\_\_\_  
Signature

*Khaled Akkawi*  
\_\_\_\_\_  
Printed Name

Sworn to (or affirmed), acknowledged and subscribed before me this 30 day of November, 2016, by Khaled Akkawi as Manager of Shoot Straight Sarasota Holding Co., LLC, a Florida limited liability company, on behalf of said company, who  is personally known to me or \_\_\_\_\_ who has produced \_\_\_\_\_ as identification.

Affix seal below:

  
\_\_\_\_\_  
Notary Public Signature

Printed  **Laura Patrick**  
\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF987027  
Expires 5/29/2020  
Commission Number

\_\_\_\_\_  
Expiration Date

**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**COMPOSITE EXHIBIT "A"**

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

A parcel of land being a portion of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the South 1/4 corner of Section 32, Township 35 South, Range 18 East, Manatee County, Florida; thence N89°26'18"W, along the South line of the Southeast 1/4 of the Southwest 1/4 of said Section 32 (being the basis of bearings for this legal description), for 677.44 feet to the Southwest corner of the West 1/2 of the East 1/2 of said Southeast 1/4 of the Southwest 1/4 of Section 32; thence N00°23'40"E, along the West line of said West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, for 62.48 feet to the point of intersection with the North Right-of-Way line of State Road 610 (formerly), as described in Official Records Book 974, Page 127 of the Public Records of Manatee County, Florida, same being the POINT OF BEGINNING; thence continue N00°23'40"E, along said West line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, for 24.09 feet; thence leaving said West line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, N85°18'31"E, for 15.06 feet; thence S00°23'40"W, for 24.10 feet to the point of intersection with said North Right-of-Way line of State Road 610, same being the point of intersection with a non-tangent curve, concave Northerly, thence Westerly along said North Right-of-Way line of State Road 610 (formerly), and the arc of said curve with a radial bearing of N04°43'25"W, having a radius of 5,638.58 feet, a central angle of 0°09'11", an arc length of 15.06 feet, and a chord bearing S85°21'10"W for 15.06 feet to the POINT OF BEGINNING.

Containing 362 square feet or 0.008 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON A BOUNDARY SURVEY PREPARED BY BRITT SURVEYING, INC. JOB NUMBER 14-04-05A, DATED 5/5/2014, LAST REVISED 1/23/2015 AND THAT CERTAIN SET OF CONSTRUCTION PLANS TITLED "SHOOT STRAIGHT", JOB NUMBER 3120002, DATED 1/23/2014, LAST REVISED 6/10/15, PREPARED BY AVID GROUP AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**SHOOT STRAIGHT**

SHEET DESCRIPTION:

**UTILITY EASEMENT**

SCALE: NONE	DATE: 6-8-2016	DRAWN: CRF	CALCED: JTP	CHECKED: JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2016-0064	668	32	35 S	18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR SKETCH

REVISION 1:8-8-2016

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STATE OF

W. J. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER PSM 6971  
STATE OF FLORIDA



**FLORIDA DESIGN CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655  
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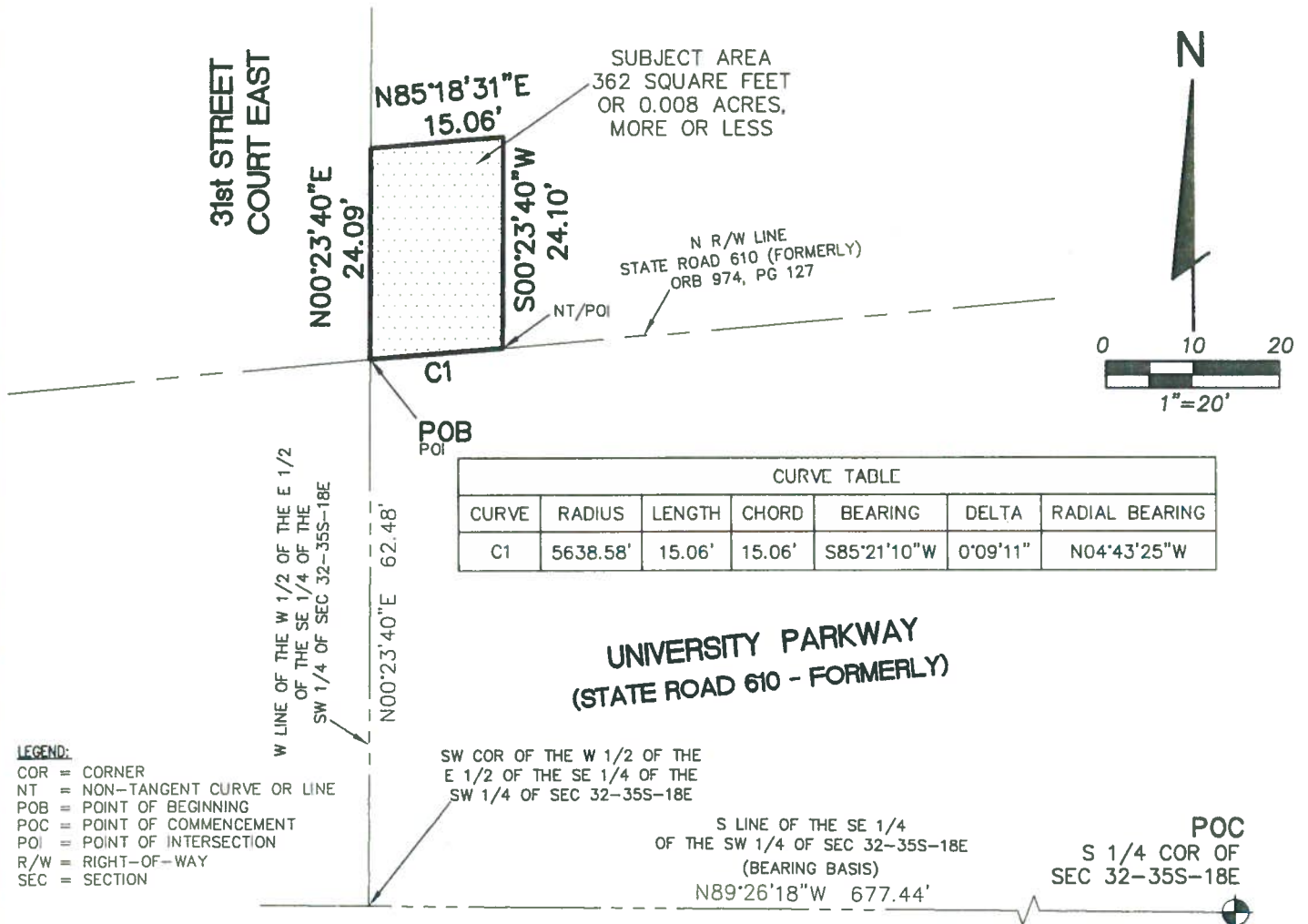
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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION



- LEGEND:**  
 COR = CORNER  
 NT = NON-TANGENT CURVE OR LINE  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 POI = POINT OF INTERSECTION  
 R/W = RIGHT-OF-WAY  
 SEC = SECTION

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON A BOUNDARY SURVEY PREPARED BY BRITT SURVEYING, INC. JOB NUMBER 14-04-05A, DATED 5/5/2014, LAST REVISED 1/23/2015 AND THAT CERTAIN SET OF CONSTRUCTION PLANS TITLED "SHOOT STRAIGHT", JOB NUMBER 3120002, DATED 1/23/2014, LAST REVISED 6/10/15, PREPARED BY AVID GROUP AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **SHOOT STRAIGHT**

SHEET DESCRIPTION: **UTILITY EASEMENT**

SCALE: 1"=20'	DATE: 6-8-2016	DRAWN: CRF	CALCED: JTP	CHECKED: JTP
JOB No.: 2016-0064	EPN: 668	SECTION: 32	TOWNSHIP: 35 S	RANGE: 18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR SKETCH  
 REVISION 1:8-8-2016

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JARED T. PATENAUDE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER PSM 6971  
 STATE OF FLORIDA

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BEARINGS ARE BASED UPON SEE SKETCH AND LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

A parcel of land being a portion of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the South 1/4 corner of Section 32, Township 35 South, Range 18 East, Manatee County, Florida; thence N89°26'18"W, along the South line of the Southeast 1/4 of the Southwest 1/4 of Section 32 (being the basis of bearings for this legal description), for 338.72 feet to the Southeast corner of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 32; thence N00°22'28"E, along the East line of said West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, for 460.05 feet to the POINT OF BEGINNING; thence leaving said East line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, N55°41'08"W, for 27.56 feet; thence N06°43'24"W, for 40.60 feet; thence N61°29'06"W, for 28.24 feet; thence N48°15'03"W, for 59.60 feet; thence N15°20'31"W, for 17.57 feet; thence N49°07'09"E, for 32.83 feet; thence N04°19'03"W, for 4.36 feet; thence N45°41'02"W, for 9.87 feet; thence S52°40'52"W, for 30.32 feet; thence N45°43'03"W, for 30.20 feet; thence N20°54'33"W, for 9.88 feet; thence S89°37'58"W, for 16.67 feet; thence N44°09'31"W, for 50.84 feet; thence N11°41'39"W, for 35.79 feet; thence N16°47'59"E, for 22.53 feet; thence N22°11'05"W, for 33.80 feet; thence N24°14'26"W, for 11.44 feet; thence N75°24'18"W, for 50.65 feet; thence N09°17'33"E, for 24.74 feet; thence N79°31'49"W, for 2.62 feet; thence S56°26'44"W, for 29.86 feet; thence N60°12'34"W, for 19.72 feet; thence S82°54'50"W, for 11.92 feet; thence S33°49'18"W, for 16.39 feet; thence S65°52'24"W, for 8.79 feet; thence S17°35'00"W, for 48.25 feet to the point of intersection with the West line of said West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32; thence N00°23'40"E, along said West line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, for 610.71 feet to the Northwest corner of said West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32; thence leaving said West line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, S89°23'52"E, along the North line of said West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, for 338.25 feet to the Northeast corner of said West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32; thence S00°22'28"W, along said East line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, 878.78 feet to the POINT OF BEGINNING.

Containing 228,969 square feet or 5.256 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON A BOUNDARY SURVEY PREPARED BY BRITT SURVEYING, INC. JOB NUMBER 14-04-05A, DATED 5/5/2014, LAST REVISED 1/23/2015 AND THAT CERTAIN SET OF CONSTRUCTION PLANS TITLED "SHOOT STRAIGHT", JOB NUMBER 3120002, DATED 1/23/2014, LAST REVISED 6/10/15, PREPARED BY AVID GROUP AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**SHOOT STRAIGHT**

SHEET DESCRIPTION:

**CONSERVATION EASEMENT**

SCALE: NONE	DATE: 6-9-2016	DRAWN: CRF	CALCED: JTP	CHECKED: JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2016-0064	668	32	35 S	18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR SKETCH

REVISION 1: 8-12-2016

NOT VALID WITHOUT THE SIGNATURE  
AND THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.



**FLORIDA DESIGN  
CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

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PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO 6707

JARED T. PATENAUBE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER PSM 6971  
STATE OF FLORIDA



**THIS IS NOT A SURVEY**

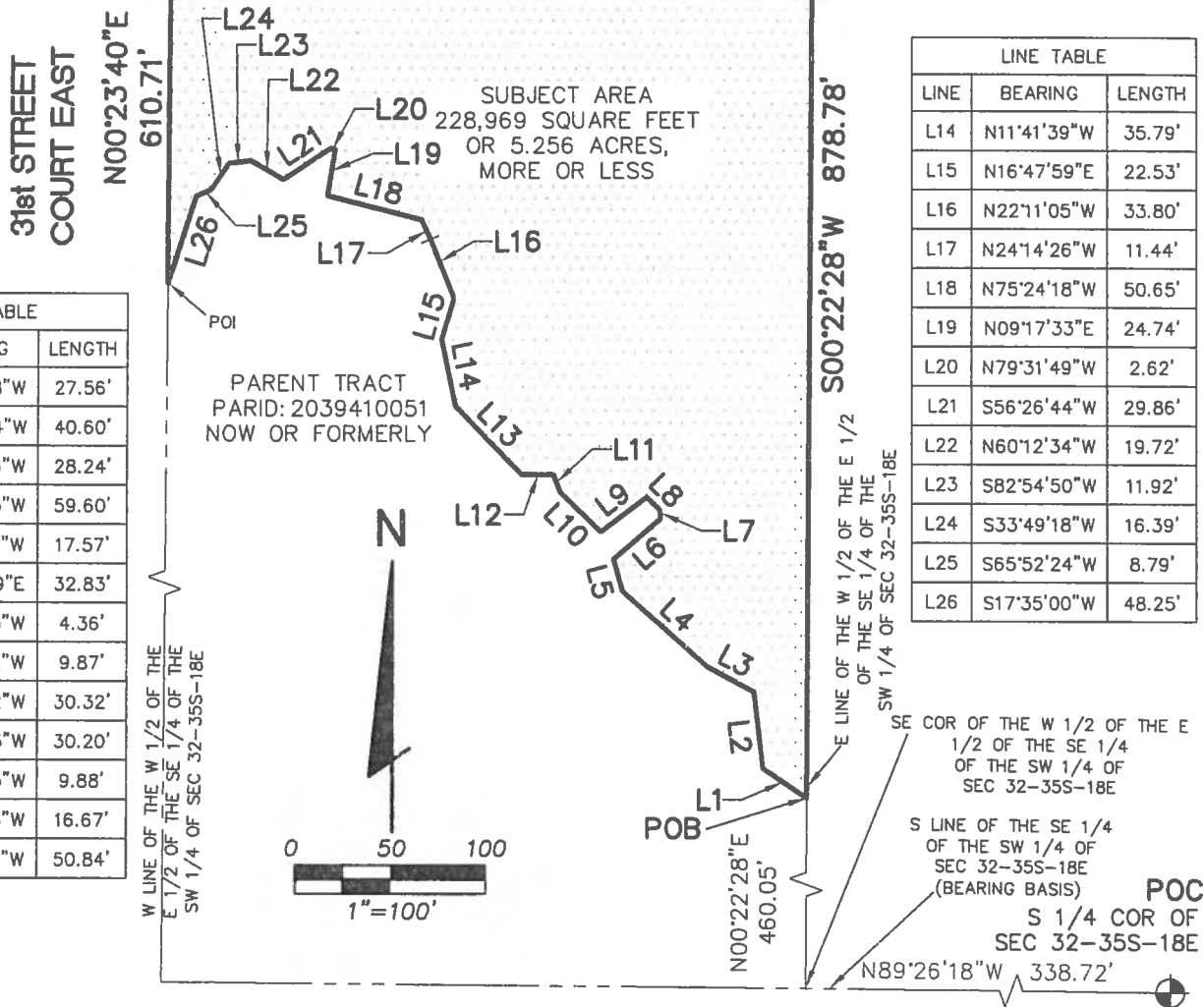
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BEARINGS ARE BASED UPON SEE SKETCH AND LEGAL DESCRIPTION

**COMPOSITE EXHIBIT "A"**

MATCH LINE - SEE SHEET 3 OF 3



LINE TABLE		
LINE	BEARING	LENGTH
L1	N55°41'08"W	27.56'
L2	N06°43'24"W	40.60'
L3	N61°29'06"W	28.24'
L4	N48°15'03"W	59.60'
L5	N15°20'31"W	17.57'
L6	N49°07'09"E	32.83'
L7	N04°19'03"W	4.36'
L8	N45°41'02"W	9.87'
L9	S52°40'52"W	30.32'
L10	N45°43'03"W	30.20'
L11	N20°54'33"W	9.88'
L12	S89°37'58"W	16.67'
L13	N44°09'31"W	50.84'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N11°41'39"W	35.79'
L15	N16°47'59"E	22.53'
L16	N22°11'05"W	33.80'
L17	N24°14'26"W	11.44'
L18	N75°24'18"W	50.65'
L19	N09°17'33"E	24.74'
L20	N79°31'49"W	2.62'
L21	S56°26'44"W	29.86'
L22	N60°12'34"W	19.72'
L23	S82°54'50"W	11.92'
L24	S33°49'18"W	16.39'
L25	S65°52'24"W	8.79'
L26	S17°35'00"W	48.25'

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON A BOUNDARY SURVEY PREPARED BY BRITT SURVEYING, INC., JOB NUMBER 14-04-05A, DATED 5/5/2014, LAST REVISED 1/23/2015 AND THAT CERTAIN SET OF CONSTRUCTION PLANS TITLED "SHOOT STRAIGHT", JOB NUMBER 3120002, DATED 1/23/2014, LAST REVISED 6/10/15, PREPARED BY AVID GROUP AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**SHOOT STRAIGHT**

SHEET DESCRIPTION:

**CONSERVATION EASEMENT**

SCALE: 1"=100'	DATE: 6-9-2016	DRAWN: CRF	CALCED: JTP	CHECKED: JTP
JOB No.: 2016-0064	EPN: 668	SECTION: 32	TOWNSHIP: 35 S	RANGE: 18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR SKETCH

REVISION 1: 8-12-2016

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**FLORIDA DESIGN CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

W. J. PATENAUD  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER PSM 6971  
STATE OF FLORIDA

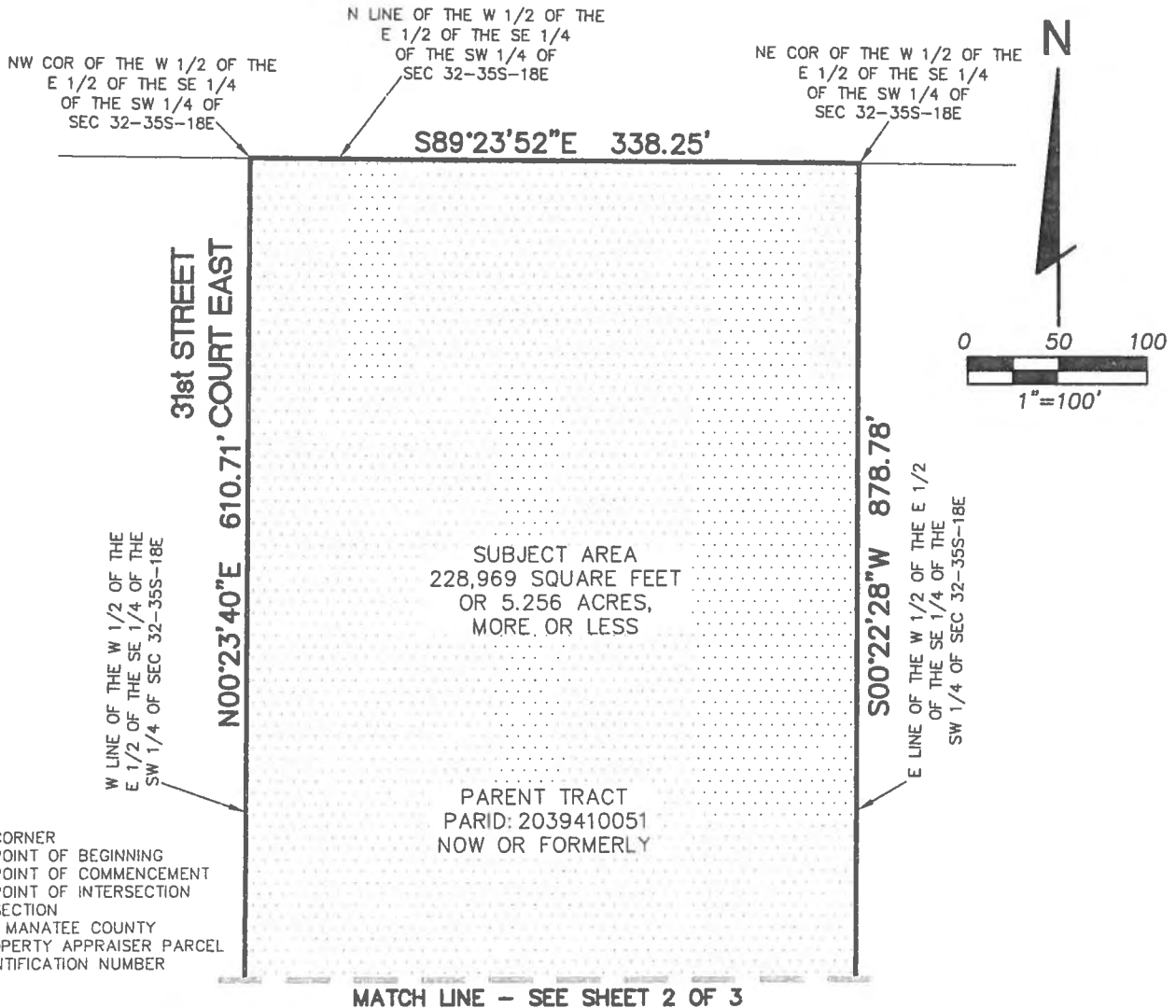
**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

**COMPOSITE EXHIBIT "A"**

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION



**LEGEND:**

- COR = CORNER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POI = POINT OF INTERSECTION
- SEC = SECTION
- PARID = MANATEE COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON A BOUNDARY SURVEY PREPARED BY BRITT SURVEYING, INC. JOB NUMBER 14-04-05A, DATED 5/5/2014, LAST REVISED 1/23/2015 AND THAT CERTAIN SET OF CONSTRUCTION PLANS TITLED "SHOOT STRAIGHT", JOB NUMBER 3120002, DATED 1/23/2014, LAST REVISED 6/10/15, PREPARED BY AVID GROUP AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY

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PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L B NO.6707

**W. J. PATENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER PSM 6971  
STATE OF FLORIDA

# Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400  
Bradenton, FL 34206

## Official Records Receipt Recording

Recorded By: hhoey

Cashiered By: hhoey

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**Receipt#:** 900040814      **Payee Name:** MANATEE COUNTY PROPERTY MGMT DEPT AR700003  
**Receipt Date:** 01/11/2017      1112 MANATEE AVE WEST 8TH FI  
BRADENTON, FL 34205  
**Escrow Balance:**  
**Escrow Customer:**

**Instrument(s):** 201741002876-BK2655/PG7900-AFFIDAVIT

### Details

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INDEXING NAMES	\$0.00
PRMTF \$1/\$.50	\$4.50
PRMTF BCC \$2	\$16.00
PRMTF CLERK \$1.90	\$15.20
PRMTF FACC \$.10	\$0.80
RECORDING FEE \$5/\$4	\$33.00

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**Receipt Total:** \$69.50

**Amount Tendered:** \$0.00

**Overage:** \$0.00

January 10, 2017 - Regular Meeting  
Agenda Item #19

Approved in Open Session 1/10/17,  
Manatee County  
Board of County Commissioners

Subject

Permanent Utilities Easement and Conservation Easement between Shoot Straight Sarasota Holding Co., LLC, and Manatee County for property located at 2335 University Parkway, Sarasota, Florida 34243, PID 2039410051

Briefings

None

Contact and/or Presenter Information

Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management, Extension 3439

Larry Decker, Real Property Specialist, Property Acquisition Division, Property Management, Extension 6287

Action Requested

- Accept and Record Permanent Utilities Easement from Shoot Straight Sarasota Holding Co., LLC; and
- Record Conservation Easement from Shoot Straight Sarasota Holding Co., LLC; and
- Record Affidavit of Ownership and Encumbrances from Khaled Akkawi, as Manager for Shoot Straight Sarasota Holding Co., LLC.

Enabling/Regulating Authority

Florida Statutes, Chapter 125.

Manatee County Comprehensive Plan Goal 3.3 addresses protection, enhancement, and maintenance of natural land and water quality resources.

Plan Goal 9.4 addresses water quality.

Plan Goal 9.5 addresses the potable water system.

Background Discussion

As stipulations to an approved final site plan, Shoot Straight Sarasota Holding Co., LLC, is required to dedicate a 362 square foot permanent utilities easement for access, inspection, and maintenance of the potable water system.

Shoot Straight Sarasota Holding Co., LLC, is required to dedicate a 228,969 square foot conservation easement in accordance with the Manatee County Land Development Code to protect the wetlands on the property.

County Attorney Review

Formal Written Review (Opinion memo must be attached)

Explanation of Other

Reviewing Attorney

D'Agostino

**NOTE: The redaction to the Affidavit document was in place upon receipt of the agenda packet by Board Records. RT**

Instructions to Board Records

Please redact the taxpayers identification number in line #13 of the Affidavit of Ownership and Encumbrances prior to recording. Please notify Larry Decker at [larry.decker@mymanatee.org](mailto:larry.decker@mymanatee.org) and Matt Merucci at [matt.merucci@mymanatee.org](mailto:matt.merucci@mymanatee.org) of recording information.

**Distributed 1/13/17, RT**

CCC: AR700003

Cost and Funds Source Account Number and Name

\$208.50 Recording Fee to #001-0020505 Property Acquisition Core Fund

Amount and Frequency of Recurring Costs

N/A

Attachment: [Shoot Straight-Permanent Utility Easement.pdf](#)

Attachment: [Shoot Straight-Conservation Easement.pdf](#)

Attachment: [Shoot Straight-Affidavit of Ownership and Encumbrances\(redacted\).pdf](#)

Attachment: [Response to CAO Matter No 2016-0647 dtd 9-9-16.pdf](#)

Attachment: [Shoot Straight University Pkwy-Utility and Conserv Esmt Loc Map.pdf](#)



## OFFICE OF THE COUNTY ATTORNEY

MITCHELL O. PALMER, COUNTY ATTORNEY\*  
Robert M. Eschenfelder, Chief Assistant County Attorney\*\*  
William E. Clague, Assistant County Attorney  
Sarah A. Schenk, Assistant County Attorney\*\*  
Christopher M. De Carlo, Assistant County Attorney  
Geoffrey K. Nichols, Assistant County Attorney  
Pamela J. D'Agostino, Assistant County Attorney  
Anne M. Morris, Assistant County Attorney  
Katharine M. Zamboni, Assistant County Attorney

### MEMORANDUM

DATE: September 9, 2016

TO: Joy Leggett-Murphy, Land Acquisition Division Manager, Property Acquisition Division, Property Management Department

THROUGH: Mitchell O. Palmer, County Attorney *MOP 9-9-16*

FROM: Pamela J. D'Agostino, Assistant County Attorney *PJD 9-9-2016*

RE: **Shoot Straight-University Parkway Development Project; CAO Matter No. 2016-0647**

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Issue Presented:

In this Request for Legal Services (RLS), you have asked the County Attorney's Office (CAO) to review and opine as to the legal acceptability of a revised Affidavit of Ownership and Encumbrances (Affidavit) that includes an additional paragraph prepared by counsel for the developer.

Brief Answer:

In its current form, the revised Affidavit is not legally acceptable. Furthermore, I have noted other items within the documents provided which staff should address.

Recommendation:

Staff should inform the developer that the County cannot accept the revised Affidavit.

\* Board Certified in Construction Law

\*\* Board Certified in City, County, & Local Government Law

Joy Leggett-Murphy, Land Acquisition Division Manager, Property Acquisition Division,  
Property Management Department

September 9, 2016

Page 2 of 4

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Discussion:

Shoot Straight Sarasota Holding Co., LLC, a Florida limited liability company (SSHC), is in the process of constructing an indoor gun range and retail store on the north side of University Parkway between 31st Street Court East and Shade Avenue. Manatee County has required SSHC to dedicate to Manatee County (1) a Conservation Easement over certain portions of the property deemed wetlands areas, wetland buffer areas and upland preservation areas and (2) a Utility Easement at the southwest corner of the property. No Certificate of Occupancy will be issued without dedication of these easements. To fully understand the project, I requested and obtained from Building and Development Services staff a copy of the Land Development Application and the most recent set of construction plans for the site.

*Affidavit*

The additional paragraph prepared by counsel for the developer contained on Page 3 of 3 is not legally advisable for several reasons. This very long sentence is awkward and lacking in clarity. Inclusion of the phrase “Notwithstanding anything contained herein” is problematic as it requires that any portion of this Affidavit which is inconsistent with this sentence is void. The portion of this sentence which refers to the terms, conditions, representations and statements made by the “Grantor” is also improper as this Affidavit is made by the Affiant, not the “Grantor.” The Grantor in this case is an entity. Therefore, this Grantor cannot make an affidavit or any statements in support thereof. Accordingly, this document does not contain any “terms and conditions, representations and statements made by” the Grantor.

Also concerning is the language explaining that the terms, conditions, representations and statements are subject to “the fact that the Grantor has leased the project to Shoot Straight Sarasota, Inc.” While not explicitly stated, this language functions to insulate the Affiant and Grantor from being responsible for knowing the facts and circumstances surrounding the property. It is akin to saying that nothing in this Affidavit can be relied upon because the Affiant and the Grantor may not know what the Grantor’s lessee has done or is going to do. The use of the term “project” is ill-advised as well, as this word is not defined and is therefore ambiguous. The sentence also states that the terms, conditions, representations and statements are subject to the fact that “the Grantor and Affiant are relying upon the title company and surveyors for portions of the matters set forth herein.” Much like the other language discussed above, this language is analogous to saying the Affiant does not really have personal knowledge of the matters set forth as he/she had relied upon “the title company and surveyors.” This is particularly troubling considering the scrivener’s error contained within the title work (discussed further below). Finally, the sentence concludes with “and the terms of this paragraph shall prevail.” This is tantamount to saying that this paragraph trumps all other provisions of this Affidavit.

An affidavit is a voluntary declaration of facts written down and sworn to by a declarant under oath. By adding this paragraph to this document—which makes all of the terms, conditions, representations and statements subject to these various limitations—the end result is no longer an affidavit upon which one can or should rely.

Other aspects of the Affidavit warrant consideration as well. On Page 2 of 3, the last entry under numbered paragraph 12 is an unrecorded lease between Shoot Straight Sarasota Holding Co., LLC, and Shoot Straight Sarasota, Inc. After submitting this RLS to the CAO, staff emailed me a document entitled “Memorandum of Month to Month Tenancy” and indicated that this document is support for the Consents and Joinders for the tenant. Staff should not, however, rely upon this document as it is not signed by either party. Staff should request an executed copy of the lease.

On Page 3 of 3, numbered paragraph 13 should be removed entirely or the Grantor’s Taxpayer Identification Number should be inserted into the blank provided. Use of the acronym “N/A” for “not applicable” should be avoided.

#### *Permanent Utilities Easement Deed*

Staff should revise the portion of the deed which describes the easement premises. The document currently states “. . . more particularly described as Parcel 2039410051 in **Exhibit “A”** attached hereto and incorporated herein by this reference.” This means that the easement area includes all of Parcel 2039410051 in Exhibit “A.” Parcel 2039410051 is the parent tract and is over nine (9) acres in size. Exhibit “A” is the legal description and sketch of the easement area. The easement area is only a portion of Parcel 2039410051, encompasses approximately 362 square feet and is referred to as “Subject Area” on Sheet 2 of 2 of Exhibit “A” The language quoted above should be revised to read “. . . more particularly described as Subject Area in **Exhibit “A”** attached hereto and incorporated herein by this reference.”

#### *Consent and Joinder (Mortgage)*

Staff should insert an end parenthesis after the word “Mortgagee” in the first paragraph of each document. Staff should remove the quotation marks from around the phrases “Permanent Utilities Easement” and “Conservation Easement” in the second paragraph of each document, respectively.



Joy Leggett-Murphy, Land Acquisition Division Manager, Property Acquisition Division,  
Property Management Department

September 9, 2016

Page 4 of 4

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*Consent and Joinder (Lease)*

In the first paragraph of each document, staff should insert a comma after the word “INC”; an end parenthesis after the word “Lessor”; and a comma after that end parenthesis. In the second paragraph, the quotation marks around the phrase “Permanent Utilities Easement” should be removed.

Staff should also note an error contained within the Ownership and Encumbrance Report prepared by First American Title Insurance Company. On Page 3 of 3, the following sentence appears: “The foregoing Report accurately reflects matters recorded and indexed in the Official Records of *Sarasota* County, Florida, affecting title to the property described herein.” Emphasis added. This scrivener’s error is referenced only to remind staff of the importance of checking the work of third-party vendors for accuracy.

Conclusion:

The revised Affidavit is not legally acceptable and the other documents discussed should be revised as indicated. I will continue to assist staff to revise these documents if so requested.

This completes my response to your Request for Legal Services. Please contact me if you have any questions or if I can be of further assistance.

Copies to:

Ed Hunzeker, County Administrator

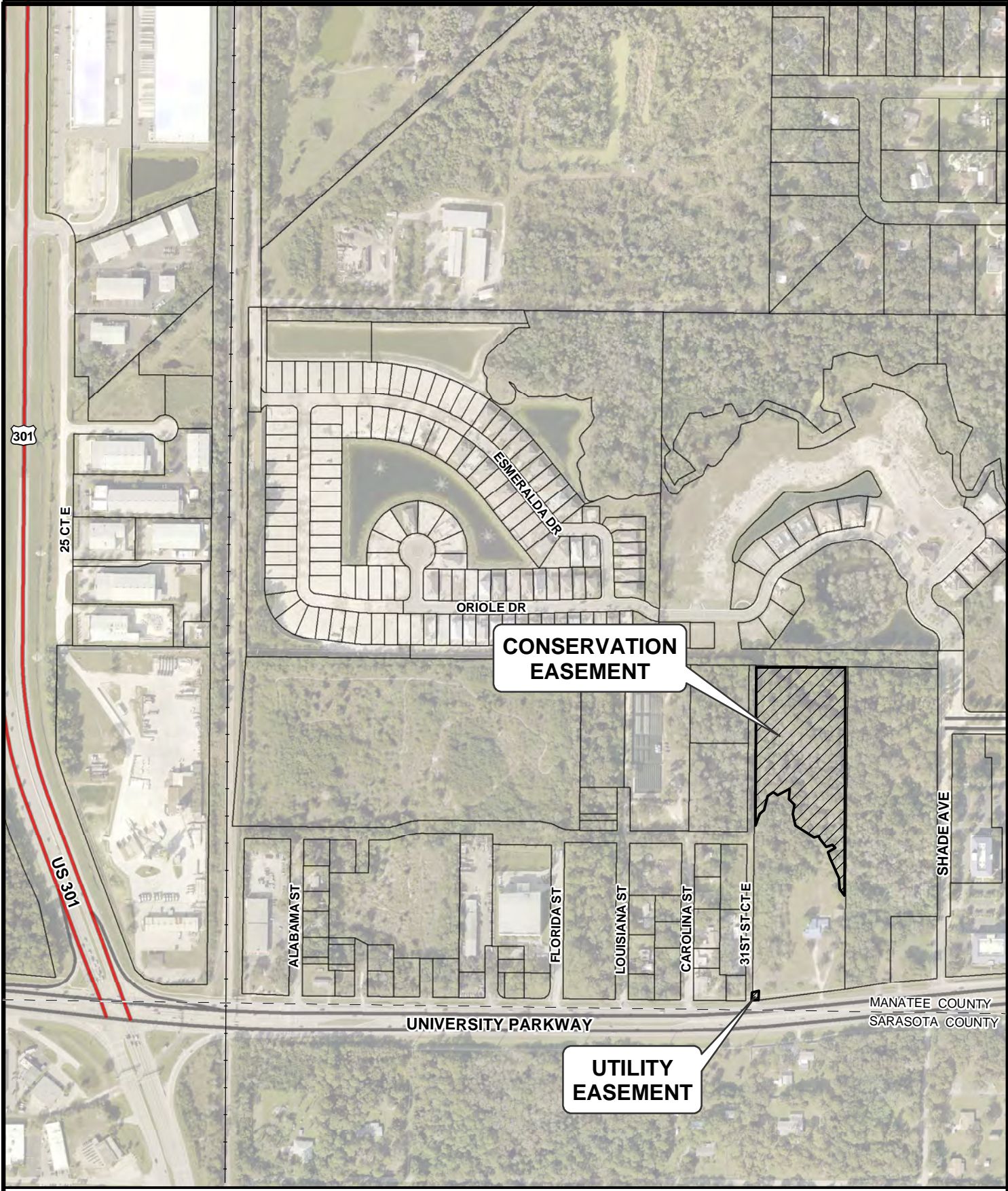
Karen Windon, Deputy County Administrator

Dan Schlandt, Deputy County Administrator

Charlie Bishop, Director, Property Management Department

Larry Decker, Real Property Specialist, Property Acquisition Division, Property  
Management Department

Fred Goodrich, Development Review Specialist, Building and Development Services  
Department



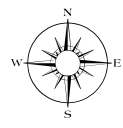
**CONSERVATION  
EASEMENT**

**UTILITY  
EASEMENT**

MANATEE COUNTY  
SARASOTA COUNTY

**UTILITY EASEMENT, AND CONSERVATION EASEMENT  
UNIVERSITY PARKWAY & 31ST COURT EAST  
(Shoot Straight Sarasota Holding Co., LLC)**

**District 4 - COMMISSIONER ROBIN DISABATINO**



1 inch equals 500 feet